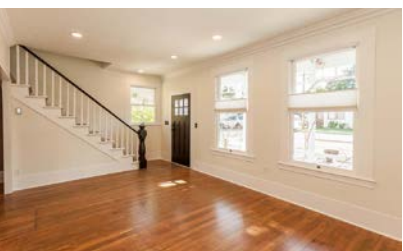




HISTORIC SLO FARMHOUSE WITH DEVELOPMENT POTENTIAL



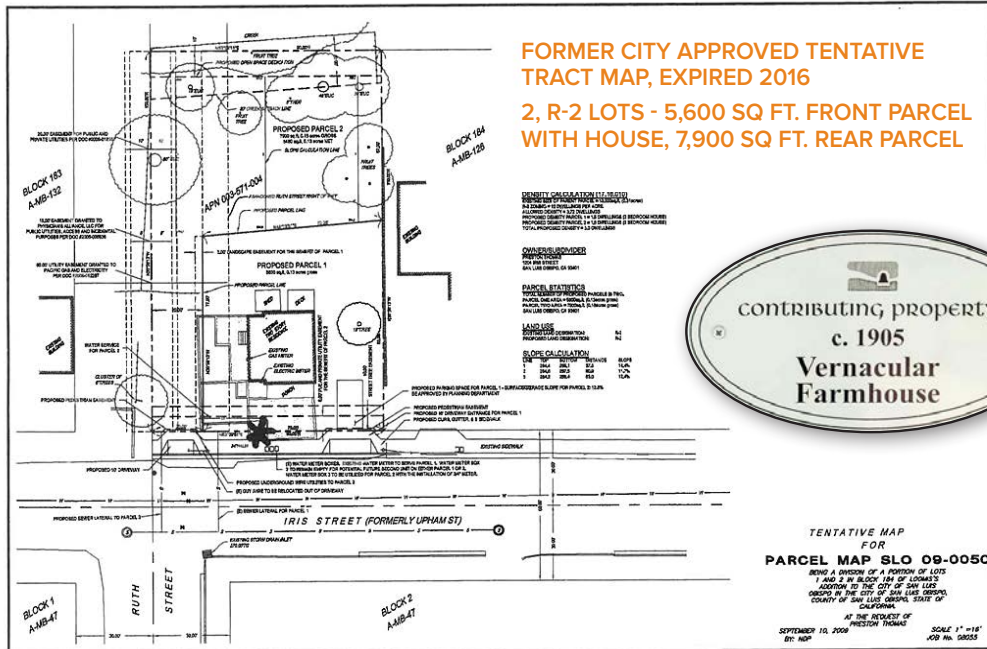
1204 IRIS ST.
SAN LUIS OBISPO, CA 93401

OFFERED AT \$1,298,000

WWW.THEAVENUESLO.COM/PROPERTY/1204



This is the one you've been waiting for, your own piece of SLO history! Gorgeous and iconic farmhouse located in the east railroad district of downtown San Luis Obispo. Situated in its own lovely microclimate, this historical gem has a very private estate like-setting with a large backyard, tropical creekside foliage and its very own windmill. It is one of the largest parcels left near downtown with development potential to create your own compound or split the lot and add more units. Lots of upgrades over the years, including remodeled bathrooms, newer roof and sewer line, upgraded electrical and plumbing, laundry and kitchen remodel, refinished doors, knobs and hardwood floors, brand new carpeting, tankless hot water heater, several new windows and sash windows sanded and repaired. Located on a quiet cul de sac moments to downtown, featuring several fruit trees and grape vines. Buyer to verify all information independently.



Buyer to verify all information independently



DISTINCTIVE DETAILS:

- Historical home built in 1914
- Refinished hardwood floors, doors & hardware
- Remodeled kitchen with gourmet stove
- Remodeled bathrooms
- Newer roof, plumbing & electrical
- Light filled with indoor/outdoor living
- Development potential with possible lot split

OUTDOORS:

- Large back deck with doors off of dining room
- Private 13,500 square foot R-2 lot
- Creek side setting with tropical foliage
- Grapevines, planters & front deck
- Carport, new shed & additional planting shed
- Close to downtown, bridge & walking path
- Coveted neighborhood on a cul de sac



AMY DAANE

Owner/REALTOR® BRE# 01902657

(805) 234 0621 CELL (805) 548 2670 OFFICE (805) 548 2671 FAX

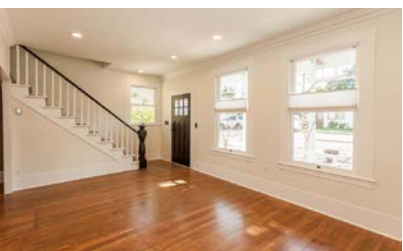
amy@theavenueslo.com

1333 Johnson Ave, San Luis Obispo, CA 93401

THEAVENUESLO.COM



HISTORIC SLO FARMHOUSE WITH DEVELOPMENT POTENTIAL



1204 IRIS ST.
SAN LUIS OBISPO, CA 93401

OFFERED AT \$1,448,000

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